

**Simulations**  
**Photos**  
**All Graphics (no plans)**

**ZONE A: ENHANCED DESERT PLANTING**

Located at the project entry and along the internal roads, this zone will be irrigated and planted with nursery grown plant material. Plant selections will be designed to complement the naturally occurring vegetation, but may be planted more densely. Salvaged plant material from onsite may be used in this area.

**ZONE B: REVEGETATED NATIVE PLANTING (Revegetated NAOs)**

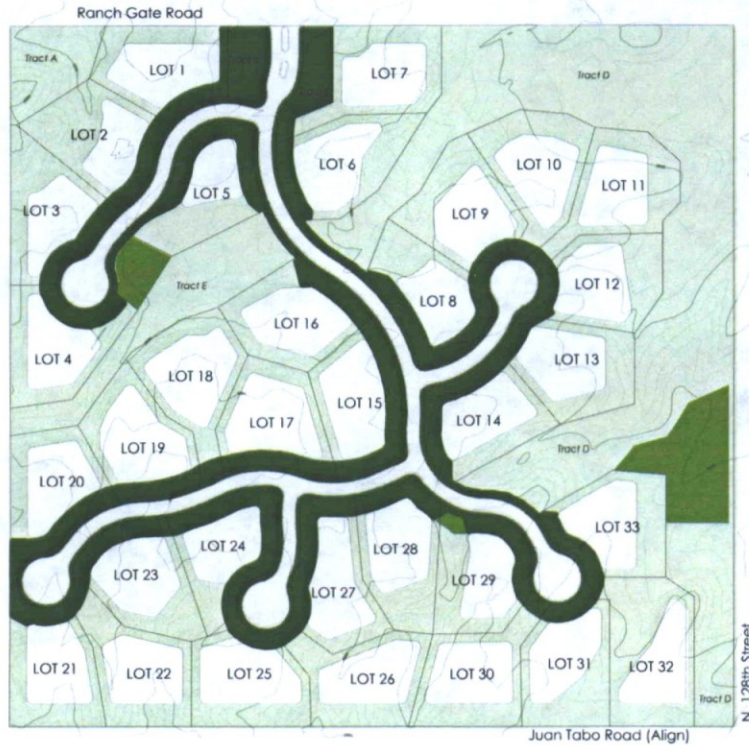
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**ZONE C: ENHANCED DESERT PLANTING**

This zone represents the undisturbed areas of the community which will remain in its current natural state.

**LANDSCAPE NOTES:**

1. ALL PLANT MATERIAL WILL COMPLY WITH CITY OF SCOTTSDALE ESL PLANT LIST.
2. ALL DISTURBED AREAS TO BE TOP DRESSED WITH 'DESERT FLOOR' DECOMPOSED GRANITE TO MATCH COLOR AND SIZE OF ADJACENT INERT MATERIAL.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. PLANTS THAT ARE PROPOSED TO BE INSTALLED IN A DETENTION BASIN OR DRAINAGE CHANNEL SHALL BE IN CONFORMANCE WITH THE DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.403 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.



Note: Detailed landscape plans with detailed plantings, sizes, quantities, monumentation, entry details, revegetation techniques, etc. to be submitted, reviewed & approved separately through the development review process.

**PLANT LIST****TREES**

ACACIA GREGGII	CATCLAW ACACIA	15 GAL.
CELTIS RETICULATA	DESERT HACKBERRY	15 GAL.
CERCIDIMUM FLORIDUM	BLUE PALO VERDE	15 GAL.
CERCIDIMUM MICROPHYLLA	FOOTHILLS PALO VERDE	15 GAL.
CHLOPSIS LINEARIS	DESERT WILLOW	15 GAL.
OLNEYA TESOTA	IRONWOOD	15 GAL.
PROPSIS VELUTINA	MESQUITE	15 GAL.

**SHRUBS AND ACCENTS**

AGAVE SPP.	AGAVE SPECIES	5 GAL.
AMBROSIA AMBROSIOIDES	GIANT BURSGAGE	5 GAL.
AMBROSIA DELTOIDEA	BURSGAGE	5 GAL.
CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	1 GAL.
CARNEGIEA GIGANTEA	SAGUARO	SPEAR
CYLINDROPUNTIA FULGIDA	CHOLLA	5 GAL.
DASYLIIRION WHEELERI	DESERT SPOON	5 GAL.
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HYPTIS EMORYU	DESERT LAVENDER	5 GAL.
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LARREA TRIDENTATA	CREOSOTE	5 GAL.
QUERCUS TURBINELLA	SCRUB OAK	5 GAL.
OPUNTIA ENGELMANNII	PRICKLY PEAR	5 GAL.
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.
VIGUIERA DELTOIDEA	GOLDENEYE	5 GAL.
YUCCA ELATA	SOAPTREE YUCCA	5 GAL.
YUCCA BACCATA	BANANA YUCCA	5 GAL.

**GROUNDCOVERS**

BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.
DYSSODIA PANTACHETA	DOGWEED	1 GAL.
MELAMPEDIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
PENSTEMON SPP.	PENSTEMON	1 GAL.
PSILOSTROPHE COOPERI	PAPERFLOWER	1 GAL.
SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	1 GAL.
VERBENA SPP.	VERBENA	1 GAL.

**INERT MATERIAL**

SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
RAKED NATIVE SOIL	IN ALL PLANTING AREAS

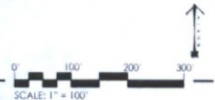
REVEGETATED NAOs AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIALS AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.

**HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE**

	PLS LBS/ACRE
AMBROSIA DELTOIDEA	3.0
ATRIPLEX CANESCENS	3.0
ENCELIA FARINOSA	2.0
ERICAMERIA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVESII	2.0
SPHAERALCEA AMBIGUA	2.0
TRIANGLE-LEAF BURSAGE	3.0
FOUR-WING SALT BUSH	3.0
BRITTLEBUSH	2.0
TURPENTINE BUSH	1.0
CREOSOTE BUSH	2.0
DESERT SENNA	2.0
GLOBEMALLOW	2.0

# CONCEPTUAL LANDSCAPE PLAN

## MCDOWELL MOUNTAIN MANOR





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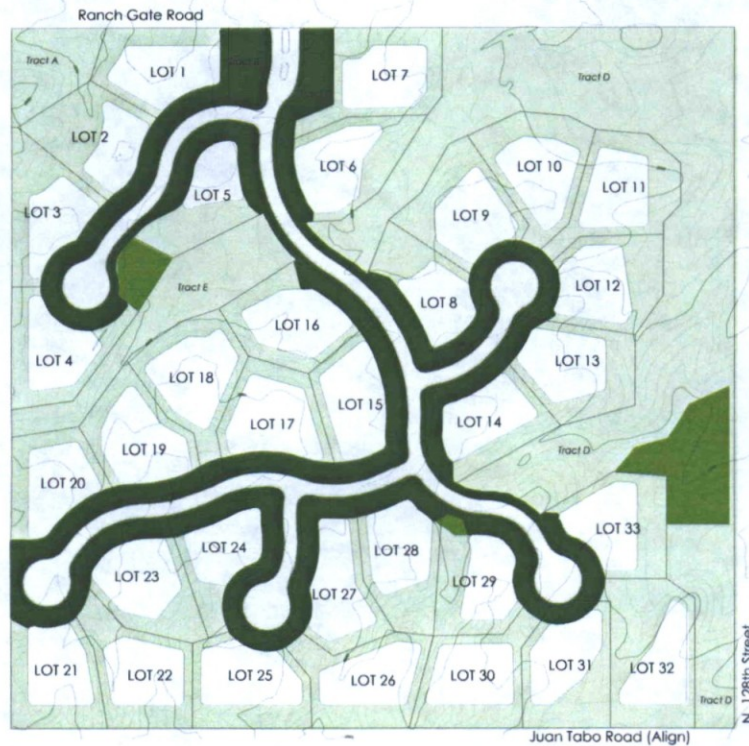
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PENSTEMON	1 GAL.
PAPERFLOWER	1 GAL.
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### INERT MATERIAL

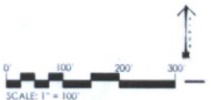
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# CONCEPTUAL LANDSCAPE PLAN MCDOWELL MOUNTAIN MANOR





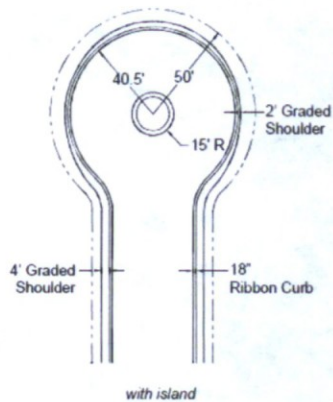


Figure 5-3.44 Cul-De-Sac Standards

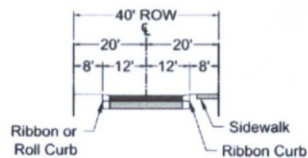


Figure 5-3.19 Local Residential - Rural/ESL Character

\*\*All roads and gated entrances shall meet all standards as presented in the City's Design Standards and Policies Manual.

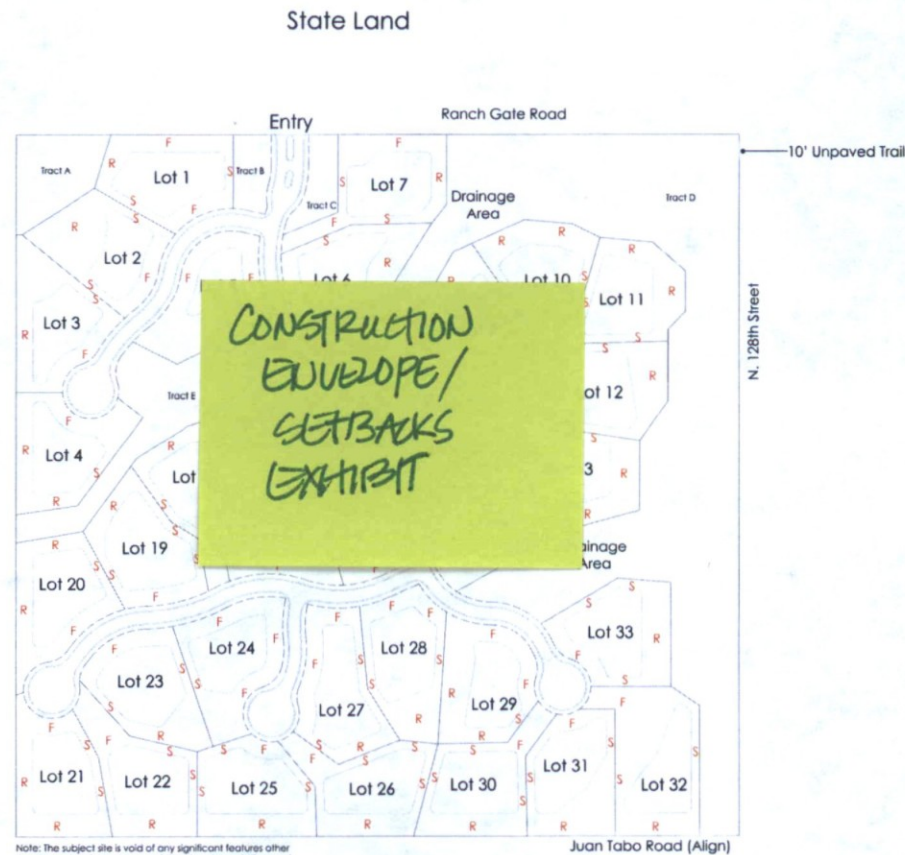
## SUMMARY

Total number of lots: 33

DENSITY:  
0.82 DU/AC

TOTAL PROJECT AREA:  
+/- 40.013 AC.

\*\*\*All individual lot or site walls shall be limited to the building envelopes within the lots, or located in the landscape tracts at the entry. There shall be no perimeter walls for the community or on individual lot lines. All walls located within building envelopes shall be at least five (5) feet from the edge of the building envelope.



Note: The subject site is void of any significant features other than natural drainage areas, existing desert vegetation, and gentle topography.

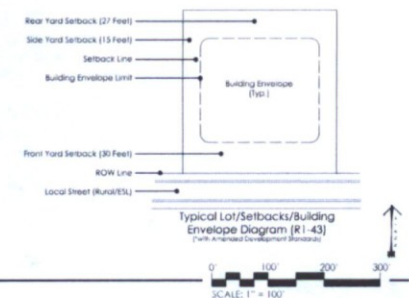
Setback Information  
F = Front Yard (min. 30')  
S = Side Yard (min. 15')  
R = Rear Yard (min. 27')

Privately Owned Land

## Lot Date Table

Lot #	Lot Area (SF)	Building Envelope Area (SF)
1	32,263	16,584
2	32,559	10,880
3	32,638	12,834
4	32,291	13,882
5	32,284	8,836
6	32,516	15,902
7	32,835	15,246
8	32,288	12,588
9	32,578	15,328
10	32,529	15,595
11	32,254	14,396
12	32,334	15,234
13	32,432	15,520
14	32,544	15,060
15	32,538	17,788
16	32,352	16,305
17	32,341	18,380
18	32,350	17,620
19	32,262	18,428
20	32,358	14,318
21	32,350	14,541
22	32,346	14,985
23	32,539	16,160
24	32,311	13,082
25	32,321	17,101
26	32,394	15,394
27	32,368	16,265
28	32,355	15,525
29	32,366	12,283
30	32,269	15,502
31	32,323	14,426
32	40,440	13,886
33	32,837	15,101

\*All detailed lot information is conceptual and subject to change. Detailed lot information shall be established at time of preliminary plat.



# LOT SETBACK EXHIBIT

## MCDOWELL MOUNTAIN MANOR



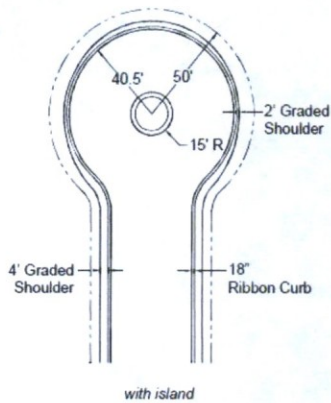


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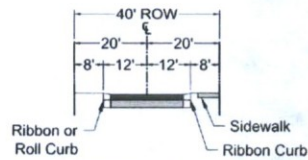


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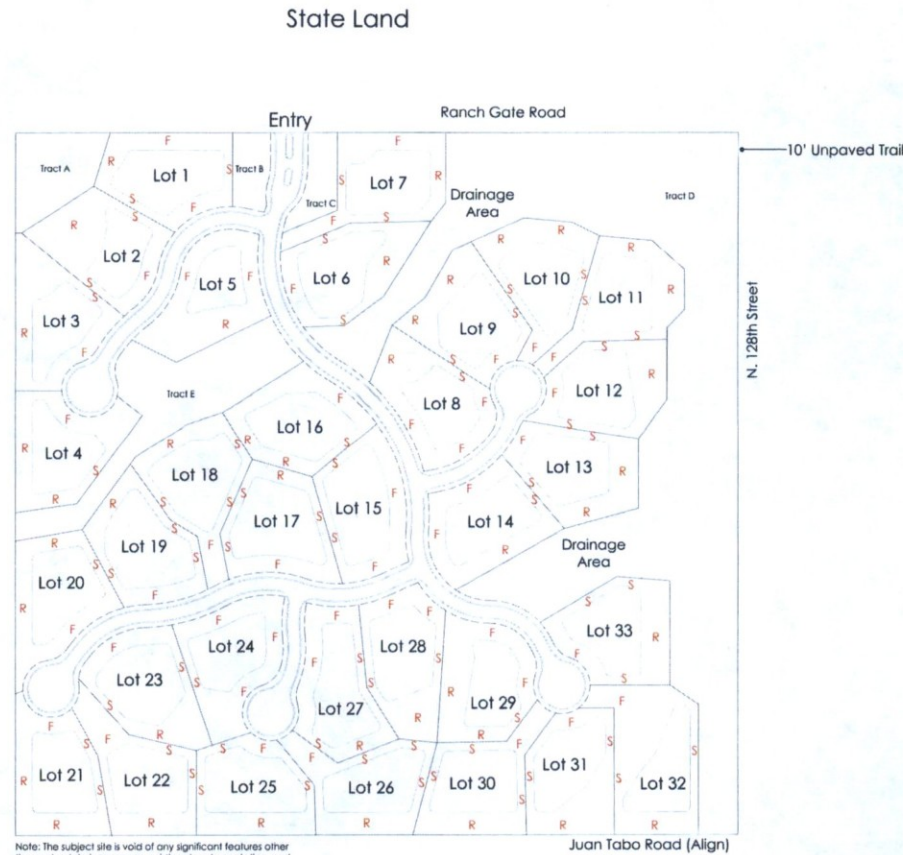
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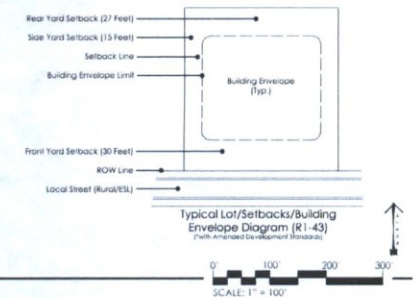
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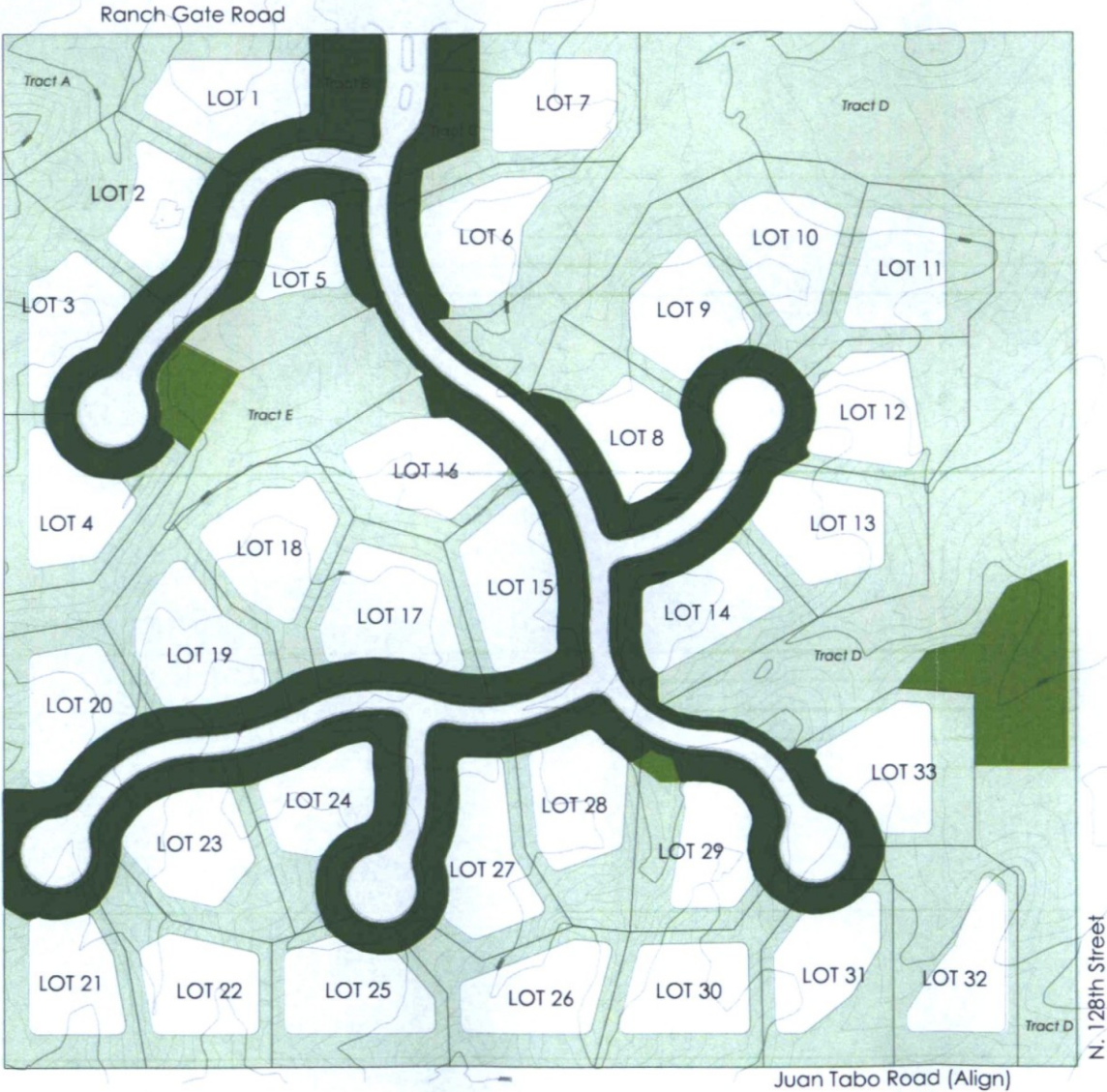
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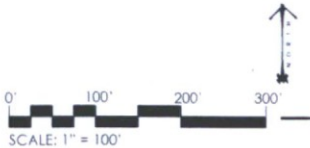
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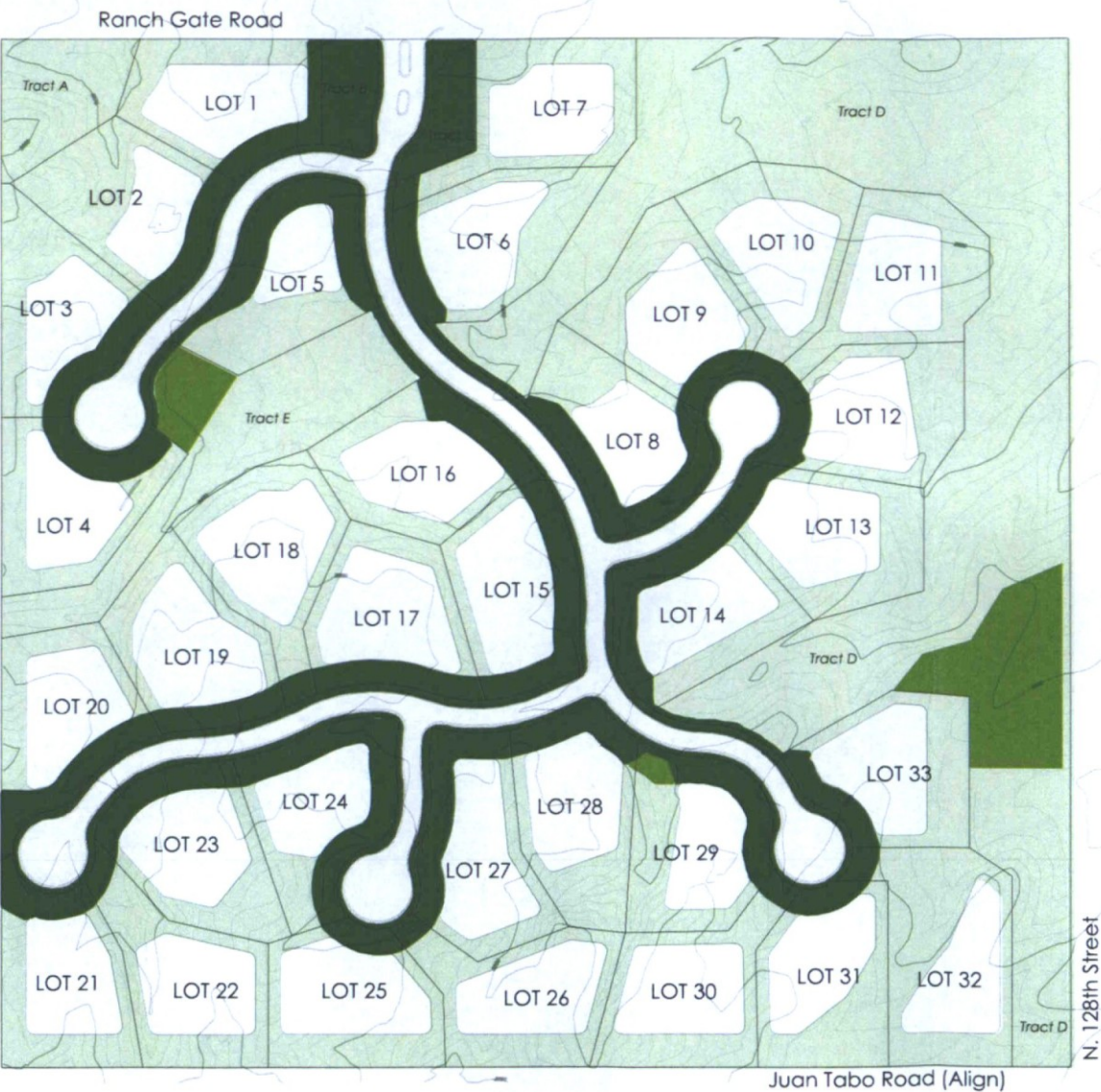
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OLNEYA TESOTA	IRONWOOD	15 GAL.
PROSPIS VELUTINA	MESQUITE	15 GAL.

SHRUBS AND ACCENTS

AGAVE SPP.	AGAVE SPECIES	5 GAL.
AMBROSIA AMBROSIOIDES	GIANT BURSGAGE	5 GAL.
AMBROSIA DELTOIDEA	BURSGAGE	5 GAL.
CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	1 GAL.
CARNEGIEA GIGANTEA	SAGUARO	SPEAR
CYLINDROPUNTIA FULGIDA	CHOLLA	5 GAL.
DASYLIRION WHEELERI	DESERT SPOON	5 GAL.
ERICAMERICA LARCIFOLIA	URPENTINE BUSH	5 GAL.
FEROCACTUS WIZLIZENI	BARREL CACTUS	5 GAL.
FOUQUIERIA SPLENDENS	OCOTILLO	5 GAL.
HOLACANTHA EMORYI	CRUCIFIXION THORN	5 GAL.
HYPTIS EMORYU	DESERT LAVENDER	5 GAL.
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.
LARREA TRIDENTATA	CREOSOTE	5 GAL.
QUERCUS TURBINELLA	SCRUB OAK	5 GAL.
OPUNTIA ENGELMANNII	PRICKLY PEAR	5 GAL.
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.
VIGUIERA DELTOIDEA	GOLDENEYE	5 GAL.
YUCCA ELATA	SOAPTREE YUCCA	5 GAL.
YUCCA BACCATA	BANANA YUCCA	5 GAL.

GROUNDCOVERS

BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.
DYSSODIA PANTACHETA	DOGWEED	1 GAL.
MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
PENSTEMON SPP.	PENSTEMON	1 GAL.
PSILOSTROPHE COOPERI	PAPERFLOWER	1 GAL.
SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	1 GAL.
VERBENA SPP	VERBENA	1 GAL.

INERT MATERIAL

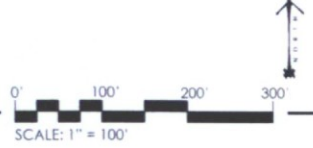
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
RAKED NATIVE SOIL	IN ALL PLANTING AREAS

REVEGETATED NAOs AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIALS AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.

HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSGAGE	3.0
ATRIPLEX CANESCENS	FOUR-WING SALT BUSH	3.0
ENCELIA FARINOSA	BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0
LARREA TRIDENTATA	CREOSOTE BUSH	2.0
SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0

CONCEPTUAL LANDSCAPE PLAN  
MCDOWELL MOUNTAIN MANOR





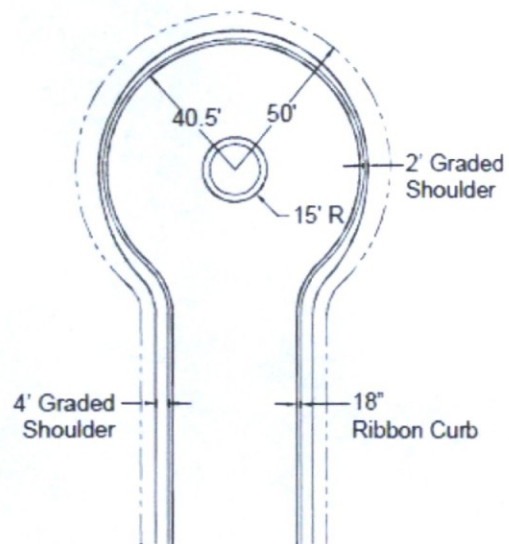


Figure 5-3.44 Cul-De-Sac Standards

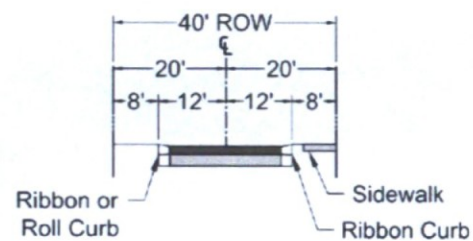


Figure 5-3.19 Local Residential - Rural/ESL Character

\*\*All roads and gated entrances shall meet all standards as presented in the City's Design Standards and Policies Manual.

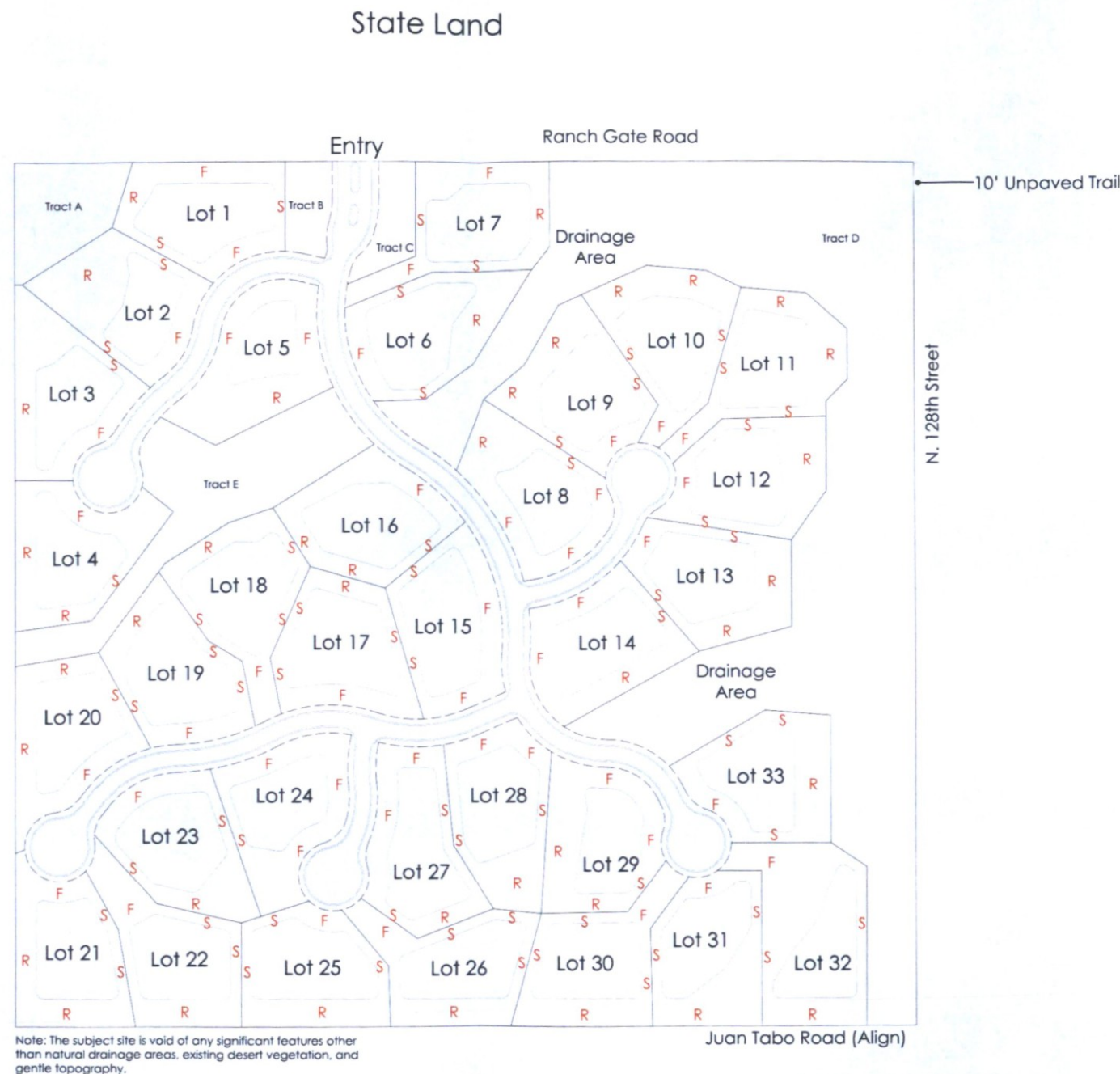
## SUMMARY

Total number of lots: 33

DENSITY:  
0.82 DU/AC

TOTAL PROJECT AREA:  
+/- 40.013 Ac.

\*\*\*All individual lot or site walls shall be limited to the building envelopes within the lots, or located in the landscape tracts at the entry. There shall be no perimeter walls for the community or on individual lot lines. All walls located within building envelopes shall be at least five (5) feet from the edge of the building envelope.

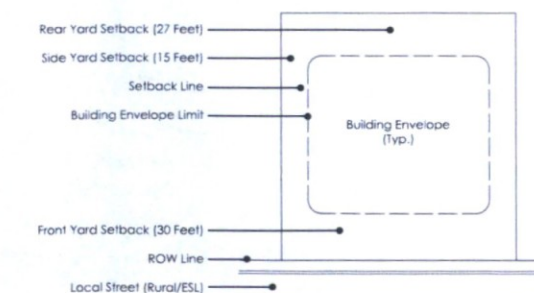


Setback Information  
F = Front Yard (min. 30')  
S = Side Yard (min. 15')  
R = Rear Yard (min. 27')

## Lot Date Table

Lot #	Lot Area (SF)	Building Envelope Area (SF)
1	32,263	16,584
2	32,559	10,880
3	32,638	12,834
4	32,291	13,882
5	32,284	8,836
6	32,516	15,902
7	32,835	15,246
8	32,288	12,588
9	32,578	15,328
10	32,529	15,595
11	32,254	14,396
12	32,334	15,234
13	32,432	15,520
14	32,544	15,060
15	32,538	17,788
16	32,352	16,305
17	32,341	18,380
18	32,350	17,620
19	32,262	18,428
20	32,358	14,318
21	32,350	14,541
22	32,346	14,985
23	32,539	16,160
24	32,311	13,082
25	32,321	17,101
26	32,394	15,394
27	32,368	16,265
28	32,355	15,525
29	32,366	12,283
30	32,269	15,502
31	32,323	14,426
32	40,440	13,886
33	32,837	15,101

\*All detailed lot information is conceptual and subject to change. Detailed lot information shall be established at time of preliminary plat.



Typical Lot/Setbacks/Building Envelope Diagram (R1-43)  
(With Amended Development Standards)

0' 100' 200' 300'  
SCALE: 1" = 100'

# LOT SETBACK EXHIBIT MCDOWELL MOUNTAIN MANOR



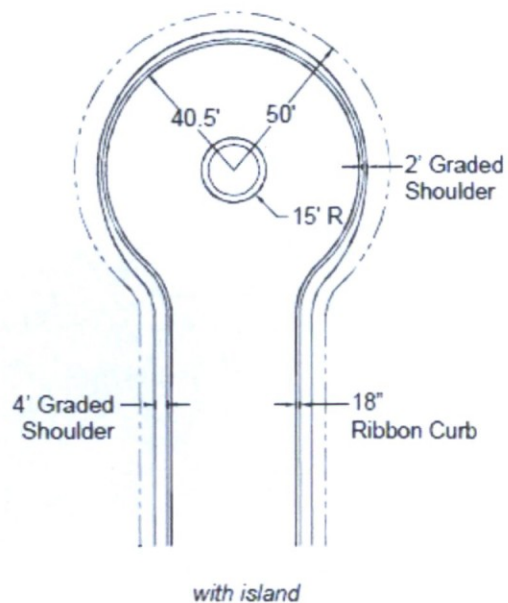


Figure 5-3.44 Cul-De-Sac Standards

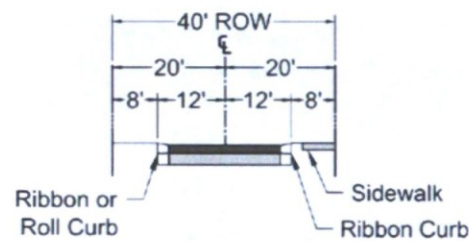


Figure 5-3.19 Local Residential - Rural/ESL Character

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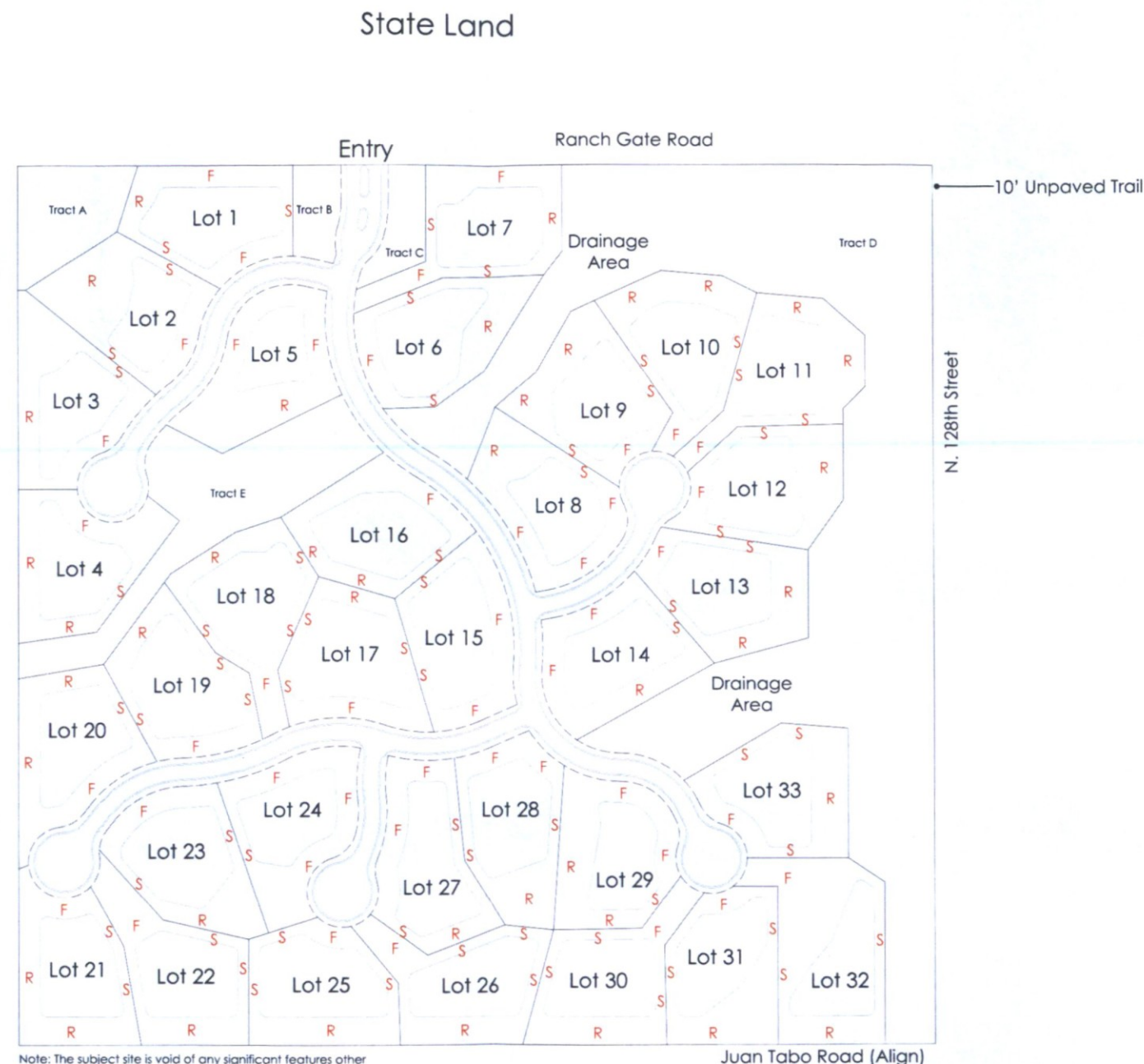
## SUMMARY

Total number of lots: 33

DENSITY:  
0.82 DU/AC

TOTAL PROJECT AREA:  
+/- 40.013 Ac.

\*\*\*All individual lot or site walls shall be limited to the building envelopes within the lots, or located in the landscape tracts at the entry. There shall be no perimeter walls for the community or on individual lot lines. All walls located within building envelopes shall be at least five (5) feet from the edge of the building envelope.



Note: The subject site is void of any significant features other than natural drainage areas, existing desert vegetation, and gentle topography.

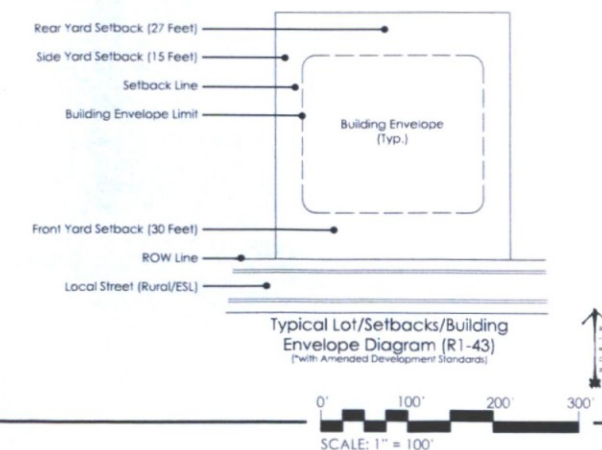
Privately Owned  
Land

Setback Information  
F = Front Yard (min. 30')  
S = Side Yard (min. 15')  
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## Lot Date Table

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14	32,544	15,060
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17	32,341	18,380
18	32,350	17,620
19	32,262	18,428
20	32,358	14,318
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22	32,346	14,985
23	32,539	16,160
24	32,311	13,082
25	32,321	17,101
26	32,394	15,394
27	32,368	16,265
28	32,355	15,525
29	32,366	12,283
30	32,269	15,502
31	32,323	14,426
32	40,440	13,886
33	32,837	15,101

\*All detailed lot information is conceptual and subject to change. Detailed lot information shall be established at time of preliminary plat.



# LOT SETBACK EXHIBIT

## MCDOWELL MOUNTAIN MANOR



Ranch Gate Road



Juan Tabo Road (Align)

..... Scenic Corridor Easement

**IN-TRACT NAOS (Undisturbed)**

This zone represents the undisturbed areas of the community which will remain in its current natural state, and placed in a permanent tract.

**IN-TRACT NAOS (Revegetated)**

This zone represents the disturbed areas of the community which will be revegetated and placed in a permanent tract.

**ON-LOT NAOS**

This zone represents the undisturbed areas of the community located on individual lots which will remain in its current natural state.

Total NAOS Provided: 15.43 Acres (38.6% of site)

Total NAOS Required\*: 14.87 Acres (37.2% of site)

Total Project Area: +/- 40.01 Acres (Gross)

\*Note: NAOS requirement is based upon the slope analysis prepared by LVA for this property as part of the 11-PP-2008#2 Preliminary Plat.

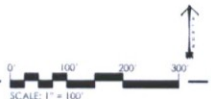
NAOS & Lot Data Table

Lot #	Lot Area (SF)	Building Envelope Area (SF)	Undisturbed (SF)	Potential On Lot NAOS		Total Potential NAOS (SF)	Total Potential NAOS (AC)
				Undisturbed (AC)	Revegetated (SF)		
1	32,263	16,584	4,610	0.11		4,610	0.11
2	32,559	10,880	15,709	0.36		15,709	0.36
3	32,638	12,834	13,633	0.31		13,633	0.31
4	32,291	13,882	14,643	0.34		14,643	0.34
5	32,284	8,836	13,407	0.31		13,407	0.31
6	32,516	15,902	10,670	0.24		10,670	0.24
7	32,835	15,246	5,910	0.14		5,910	0.14
8	32,288	12,588	9,013	0.21		9,013	0.21
9	32,578	15,328	13,283	0.30		13,283	0.30
10	32,529	15,595	13,085	0.30		13,085	0.30
11	32,254	14,396	13,879	0.32		13,879	0.32
12	32,334	15,234	11,992	0.28		11,992	0.28
13	32,432	15,520	13,214	0.30		13,214	0.30
14	32,544	15,060	8,711	0.20		8,711	0.20
15	32,538	17,788	3,270	0.08		3,270	0.08
16	32,352	16,305	11,765	0.27		11,765	0.27
17	32,341	18,380	6,167	0.14		6,167	0.14
18	32,350	17,620	10,149	0.23		10,149	0.23
19	32,262	18,428	7,341	0.17		7,341	0.17
20	32,358	14,318	8,905	0.20		8,905	0.20
21	32,350	14,541	10,092	0.23		10,092	0.23
22	32,346	14,985	9,195	0.21		9,195	0.21
23	32,539	16,160	8,040	0.18		8,040	0.18
24	32,311	13,082	7,097	0.16		7,097	0.16
25	32,321	17,101	10,155	0.23		10,155	0.23
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27	32,368	16,265	5,532	0.13		5,532	0.13
28	32,355	15,525	11,455	0.26		11,455	0.26
29	32,366	12,283	12,798	0.29		12,798	0.29
30	32,269	15,502	10,979	0.25		10,979	0.25
31	32,323	14,426	12,446	0.29		12,446	0.29
32	40,440	13,886	15,187	0.35		15,187	0.35
33	32,837	15,101	12,583	0.29		12,583	0.29
sub-total:			345,453	7.93	0	345,453	7.93

In-Tract	Undisturbed (SF)	Undisturbed (AC)	Revegetated (SF)	Undisturbed (AC)		
Tract A	19,025	0.44			19,025	0.44
Tract B	0	0.00			0	0.00
Tract C	0	0.00			0	0.00
Tract D	230,924	5.30	28,399	0.65	259,323	5.95
Tract E	40,781	0.94	7,688	0.18	48,469	1.11
sub-total:			290,730	6.67	36,087	0.83

Total NAOS Provided: 636,183 14.60 36,087 0.83 672,270 15.43

Undisturbed NAOS: 14.60 Ac./636,183 sf (% of total): 94.6%  
 Revegetated NAOS: 0.83 Ac./36,087 sf (% of total): 5.3%  
 Total NAOS Provided: 15.43 Ac.



# NATURAL AREA OPEN SPACE PLAN

## MCDOWELL MOUNTAIN MANOR



Ranch Gate Road



..... Scenic Corridor Easement

**IN-TRACT NAOS (Undisturbed)**  
This zone represents the undisturbed areas of the community which will remain in its current natural state, and placed in a permanent tract.

**ON-LOT NAOS**  
This zone represents the undisturbed areas of the community located on individual lots which will remain in its current natural state.

**IN-TRACT NAOS (Revegetated)**  
This zone represents the disturbed areas of the community which will be revegetated and placed in a permanent tract.

Total NAOS Provided: 15.43 Acres (38.6% of site)

Total NAOS Required\*: 14.87 Acres (37.2% of site)

Total Project Area: +/- 40.01 Acres (Gross)

\*Note: NAOS requirement is based upon the slope analysis prepared by LVA for this property as part of the 11-PP-2008#2 Preliminary Plat.

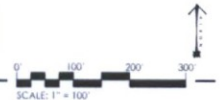
NAOS & Lot Data Table

Lot #	Lot Area (SF)	Building Envelope Area (SF)	Undisturbed (SF)	Potential On Lot NAOS Undisturbed (AC)	Revegetated (SF)	Revegetated (AC)	Total Potential NAOS (SF)	Total Potential NAOS (AC)
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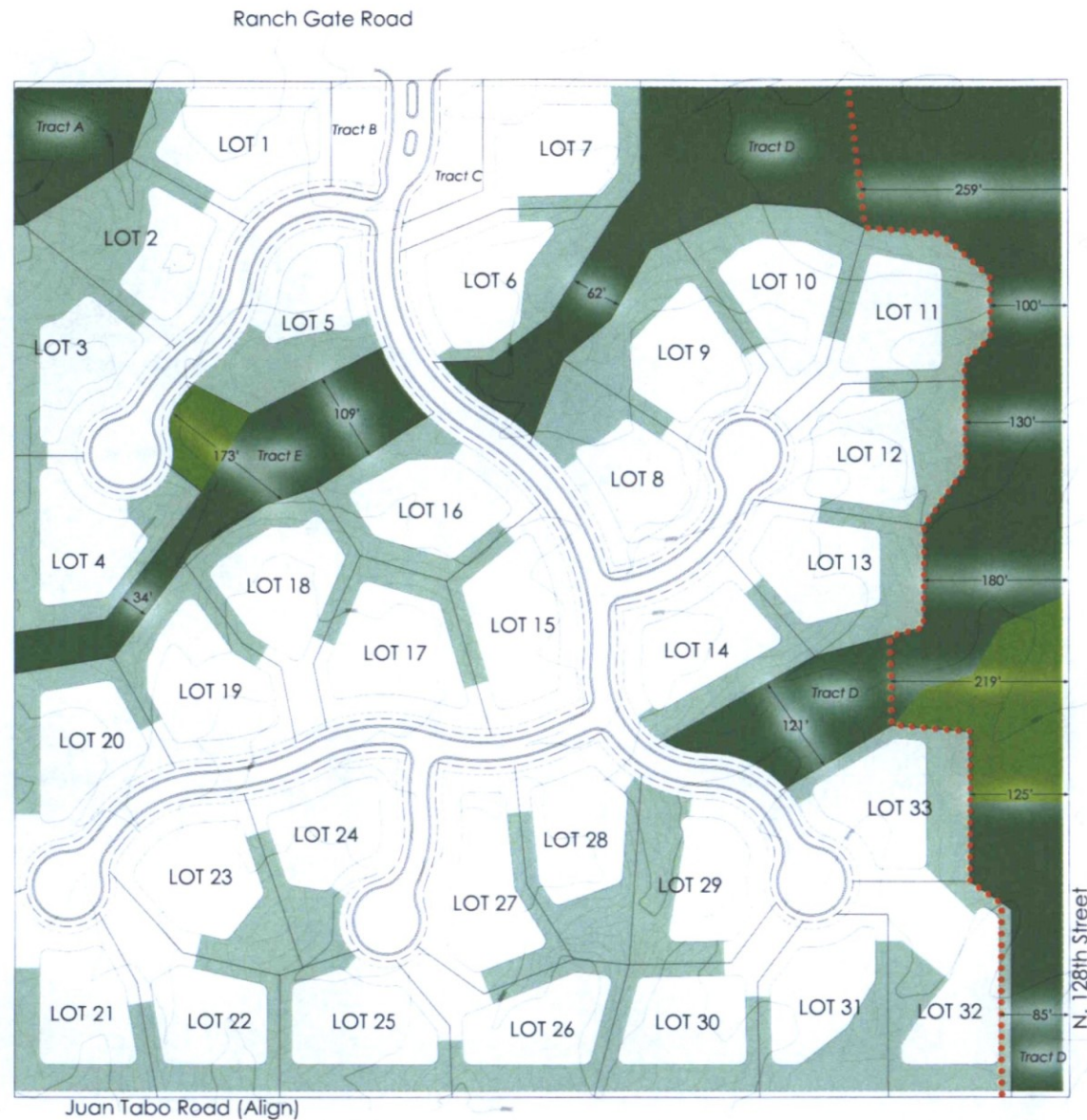
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Total NAOS Provided:	15.43 Ac.					

# NATURAL AREA OPEN SPACE PLAN MCDOWELL MOUNTAIN MANOR







- ..... Scenic Corridor Easement
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This zone represents the undisturbed areas of the community which will remain in its current natural state, and placed in a permanent tract.
- ON-LOT NAOS  
This zone represents the undisturbed areas of the community located on individual lots which will remain in its current natural state.
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This zone represents the disturbed areas of the community which will be revegetated and placed in a permanent tract.

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\*Note: NAOS requirement is based upon the slope analysis prepared by LVA for this property as part of the 11-PP-2008#2 Preliminary Plat.

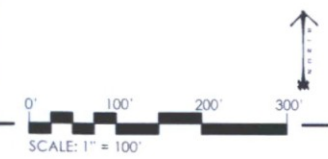
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sub-total:			345,453	7.93	0	0.00	345,453	7.93

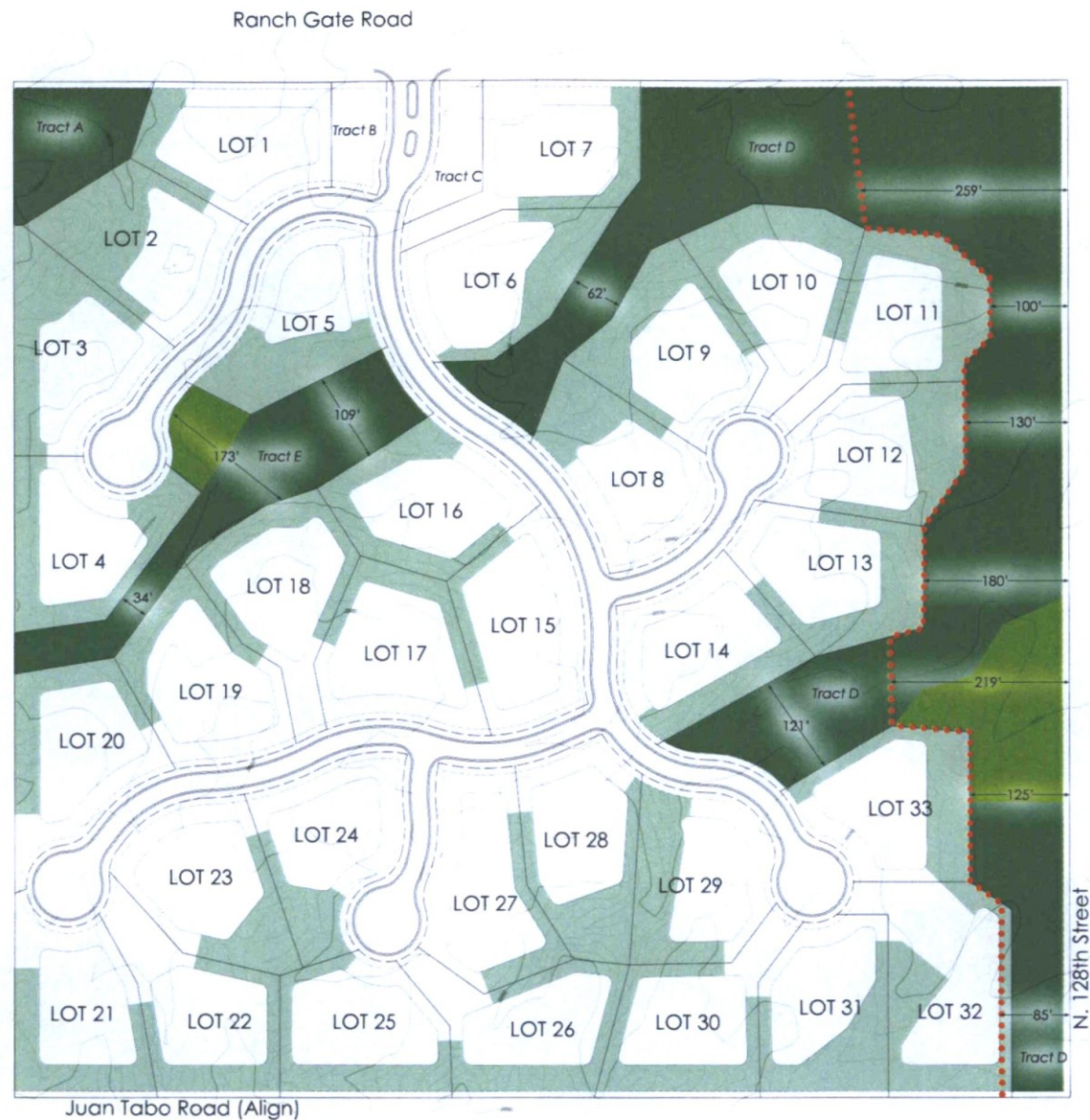
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Tract A	19,025	0.44			19,025	0.44	
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Tract E	40,781	0.94	7688	0.18	48,469	1.11	
sub-total:		290,730	6.67	36,087	0.83	326,817	7.50

Total NAOS Provided:	636,183	14.60	36,087	0.83	672,270	15.43
Undisturbed NAOS:	14.60 Ac./636,183 sf (% of total): 94.6%					
Revegetated NAOS:	0.83 Ac./36,087 sf (% of total): 5.3%					
Total NAOS Provided:	15.43 Ac.					

NATURAL AREA OPEN SPACE PLAN  
MCDOWELL MOUNTAIN MANOR







- ..... Scenic Corridor Easement
- IN-TRACT NAOS (Undisturbed)  
This zone represents the undisturbed areas of the community which will remain in its current natural state, and placed in a permanent tract.
- ON-LOT NAOS  
This zone represents the undisturbed areas of the community located on individual lots which will remain in its current natural state.
- IN-TRACT NAOS (Revegetated)  
This zone represents the disturbed areas of the community which will be revegetated and placed in a permanent tract.

Total NAOS Provided: 15.43 Acres (38.6% of site)  
Total NAOS Required\*: 14.87 Acres (37.2% of site)  
Total Project Area: +/- 40.01 Acres (Gross)

\*Note: NAOS requirement is based upon the slope analysis prepared by LVA for this property as part of the 11-PP-2008#2 Preliminary Plat.

NAOS & Lot Data Table

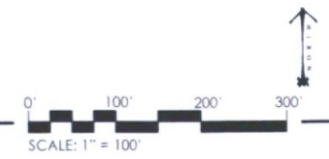
Lot #	Lot Area (SF)	Building Envelope Area (SF)	Potential On Lot NAOS				Total Potential NAOS (SF)	Total Potential NAOS (AC)
			Undisturbed (SF)	Undisturbed (AC)	Revegetated (SF)	Revegetated (AC)		
1	32,263	16,584	4,610	0.11			4,610	0.11
2	32,559	10,880	15,709	0.36			15,709	0.36
3	32,638	12,834	13,633	0.31			13,633	0.31
4	32,291	13,882	14,643	0.34			14,643	0.34
5	32,284	8,836	13,407	0.31			13,407	0.31
6	32,516	15,902	10,670	0.24			10,670	0.24
7	32,835	15,246	5,910	0.14			5,910	0.14
8	32,288	12,588	9,013	0.21			9,013	0.21
9	32,578	15,328	13,283	0.30			13,283	0.30
10	32,529	15,595	13,085	0.30			13,085	0.30
11	32,254	14,396	13,879	0.32			13,879	0.32
12	32,334	15,234	11,992	0.28			11,992	0.28
13	32,432	15,520	13,214	0.30			13,214	0.30
14	32,544	15,060	8,711	0.20			8,711	0.20
15	32,538	17,788	3,270	0.08			3,270	0.08
16	32,352	16,305	11,765	0.27			11,765	0.27
17	32,341	18,380	6,167	0.14			6,167	0.14
18	32,350	17,620	10,149	0.23			10,149	0.23
19	32,262	18,428	7,341	0.17			7,341	0.17
20	32,358	14,318	8,905	0.20			8,905	0.20
21	32,350	14,541	10,092	0.23			10,092	0.23
22	32,346	14,985	9,195	0.21			9,195	0.21
23	32,539	16,160	8,040	0.18			8,040	0.18
24	32,311	13,082	7,097	0.16			7,097	0.16
25	32,321	17,101	10,155	0.23			10,155	0.23
26	32,394	15,394	10,538	0.24			10,538	0.24
27	32,368	16,265	5,532	0.13			5,532	0.13
28	32,355	15,525	11,455	0.26			11,455	0.26
29	32,366	12,283	12,798	0.29			12,798	0.29
30	32,269	15,502	10,979	0.25			10,979	0.25
31	32,323	14,426	12,446	0.29			12,446	0.29
32	40,440	13,886	15,187	0.35			15,187	0.35
33	32,837	15,101	12,583	0.29			12,583	0.29
sub-total:			345,453	7.93	0	0.00	345,453	7.93

In-Tract	Undisturbed (SF)	Undisturbed (AC)	Revegetated (SF)	Undisturbed (AC)			
Tract A	19,025	0.44			19,025	0.44	
Tract B	0	0.00			0	0.00	
Tract C	0	0.00			0	0.00	
Tract D	230,924	5.30	28399	0.65	259,323	5.95	
Tract E	40,781	0.94	7688	0.18	48,469	1.11	
sub-total:		290,730	6.67	36,087	0.83	326,817	7.50

Total NAOS Provided:	636,183	14.60	36,087	0.83	672,270	15.43
Undisturbed NAOS:	14.60 Ac./636,183 sf (% of total): 94.6%					
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NATURAL AREA OPEN SPACE PLAN

MCDOWELL MOUNTAIN MANOR





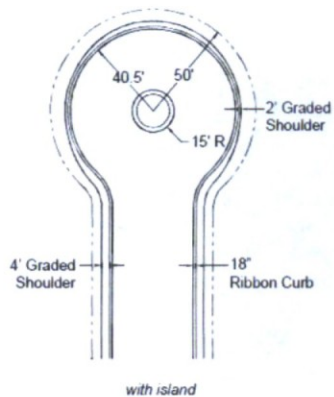


Figure 5-3.44 Cut-De-Sac Standards

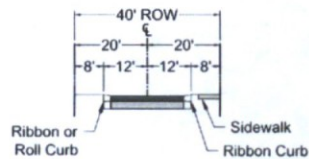


Figure 5-3.19 Local Residential - Rural/ESL Character

\*\*All roads and gated entrances shall meet all standards as presented in the City's Design Standards and Policies Manual.

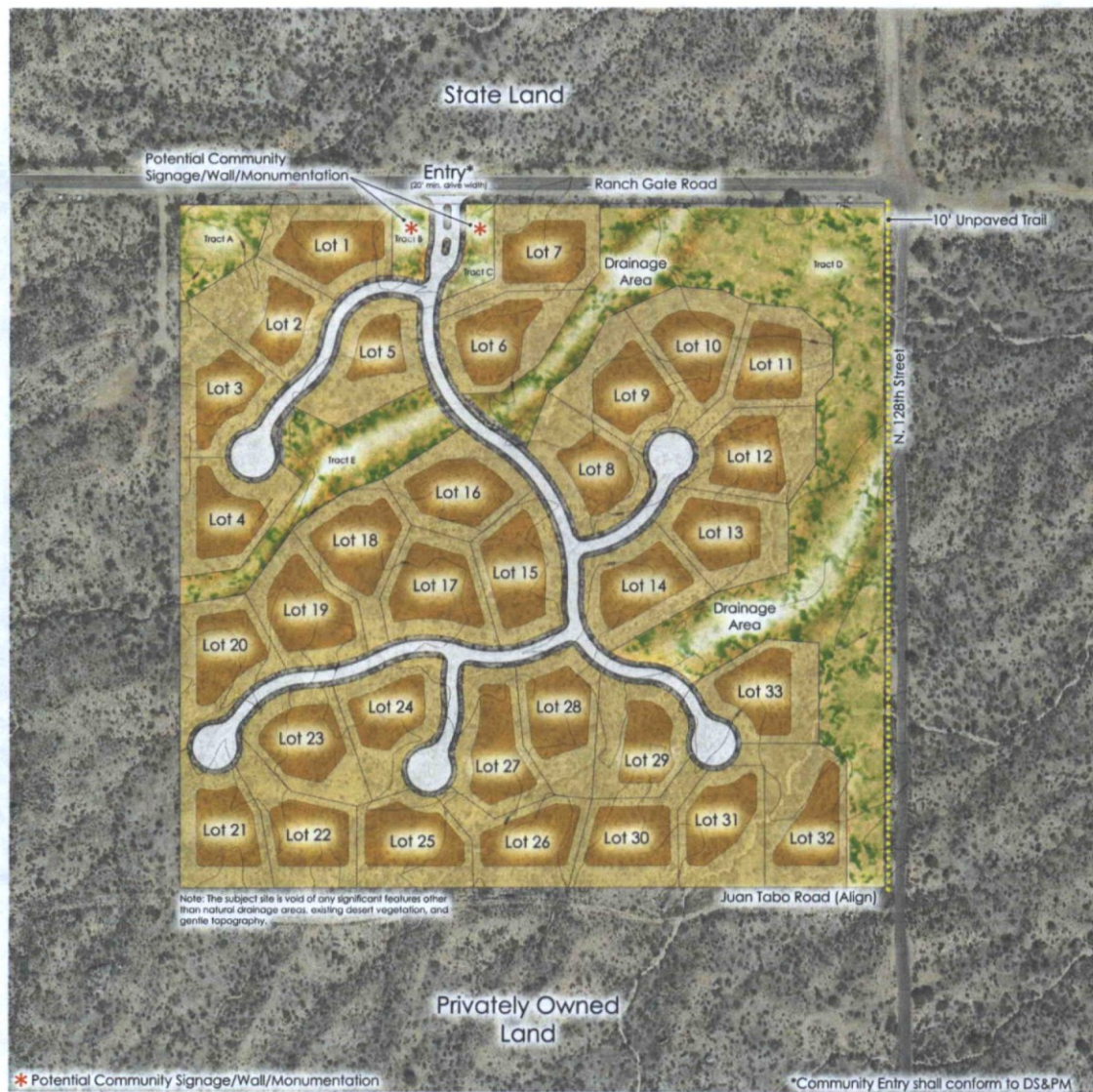
## SUMMARY

Total number of lots: 33

DENSITY:  
0.82 DU/AC

TOTAL PROJECT AREA:  
+/- 40.013 Ac.

\*\*\*All individual lot or site walls shall be limited to the building envelopes within the lots, or located in the landscape tracts at the entry. There shall be no perimeter walls for the community or on individual lot lines. All walls located within building envelopes shall be at least five (5) feet from the edge of the building envelope.



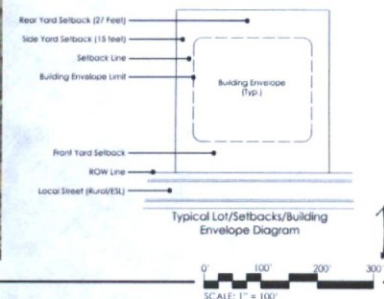
\* Potential Community Signage/Wall/Monumentation

\*Community Entry shall conform to DS&PM

## Lot Date Table

Lot #	Lot Area (SF)	Building Envelope Area (SF)
1	32,263	16,584
2	32,559	10,880
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10	32,529	15,595
11	32,254	14,396
12	32,334	15,234
13	32,432	15,520
14	32,544	15,060
15	32,538	17,788
16	32,352	16,305
17	32,341	18,380
18	32,350	17,620
19	32,262	18,428
20	32,358	14,318
21	32,350	14,541
22	32,346	14,985
23	32,539	16,160
24	32,311	13,082
25	32,321	17,101
26	32,394	15,394
27	32,368	16,265
28	32,355	15,525
29	32,366	12,283
30	32,269	15,502
31	32,323	14,426
32	40,440	13,886
33	32,837	15,101

\*All detailed lot information is conceptual and subject to change. Detailed lot information shall be established at time of preliminary plat.



## SITE PLAN

# MCDOWELL MOUNTAIN MANOR



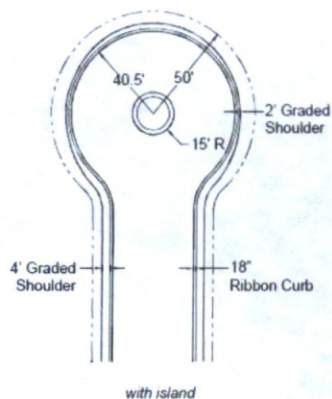


Figure 5-3.44 Cul-De-Sac Standards

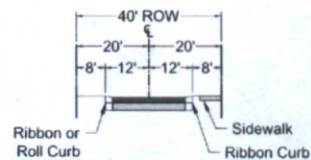


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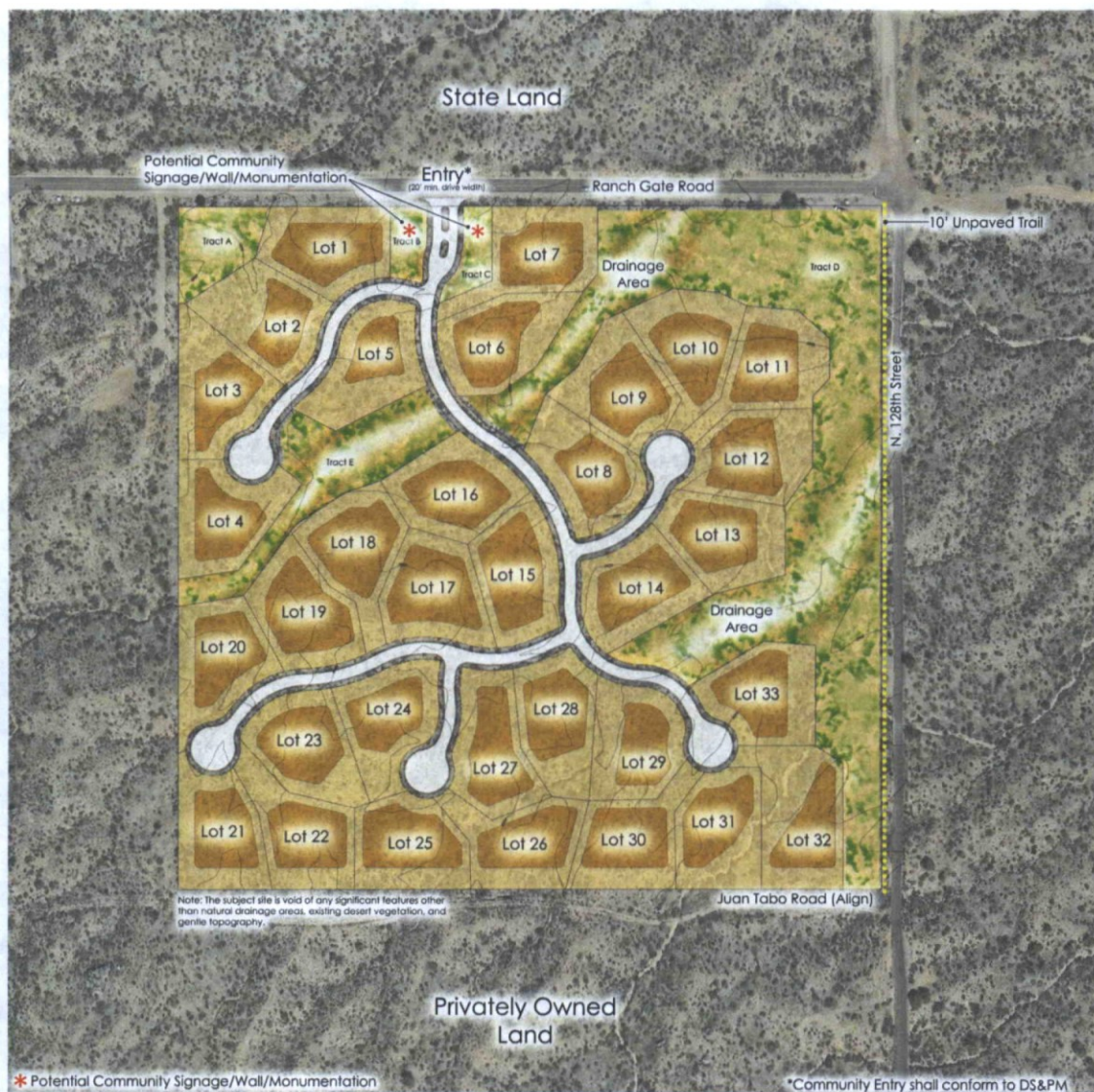
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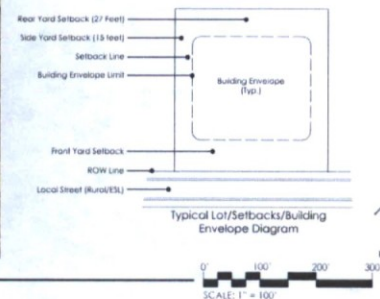
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32	40,440	13,886
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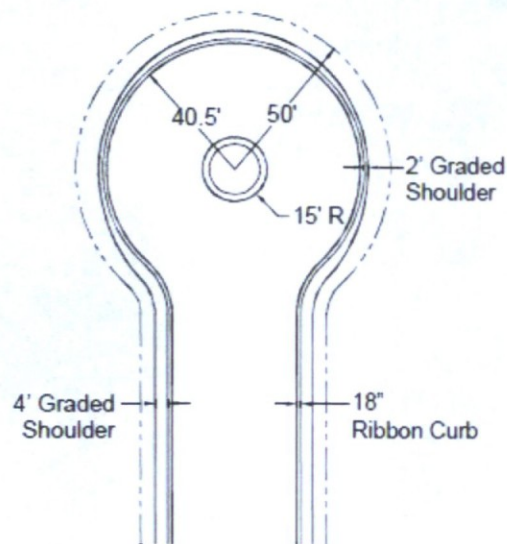
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## SITE PLAN

# MCDOWELL MOUNTAIN MANOR





with island

Figure 5-3.44 Cul-De-Sac Standards

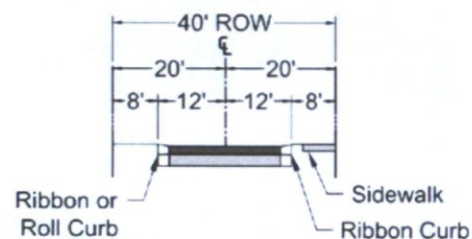


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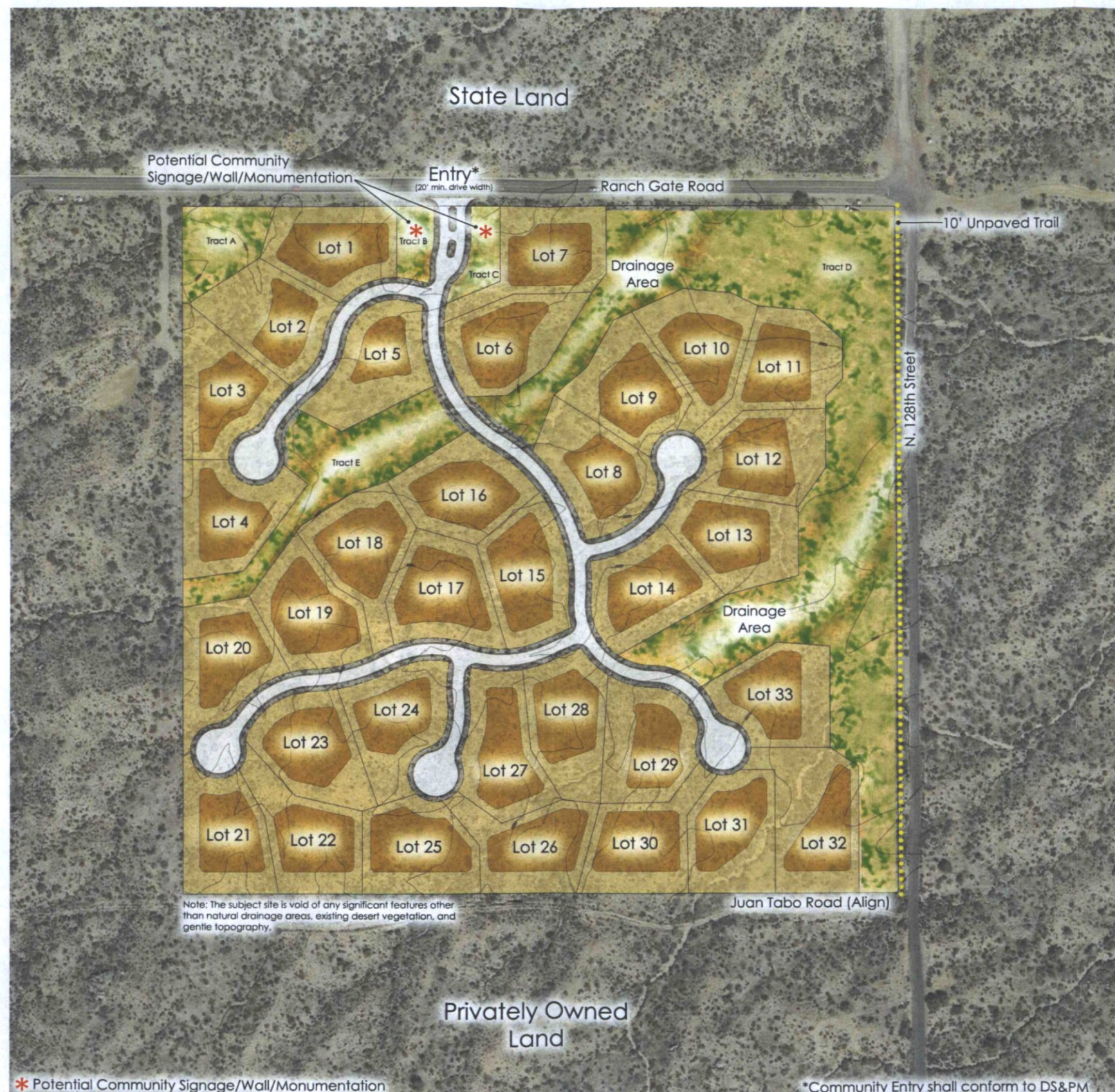
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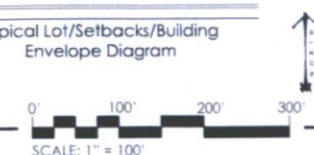
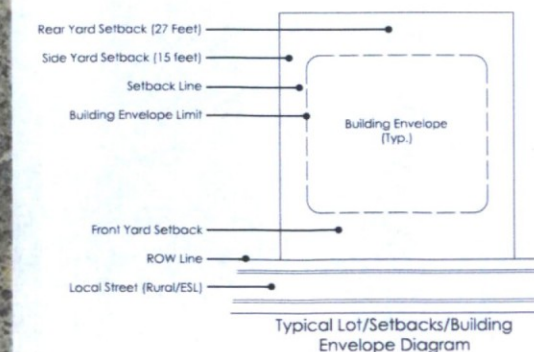
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## SITE PLAN

# MCDOWELL MOUNTAIN MANOR



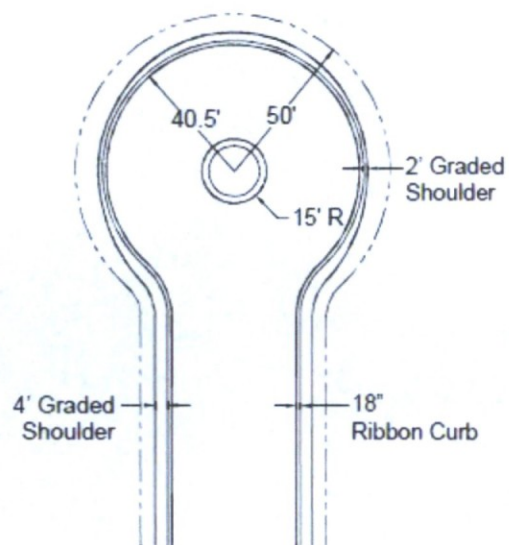


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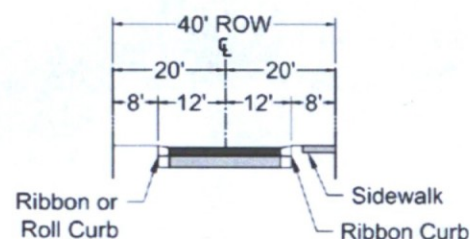


Figure 5-3.19 Local Residential - Rural/ESL Character

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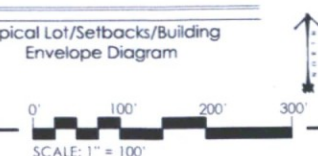
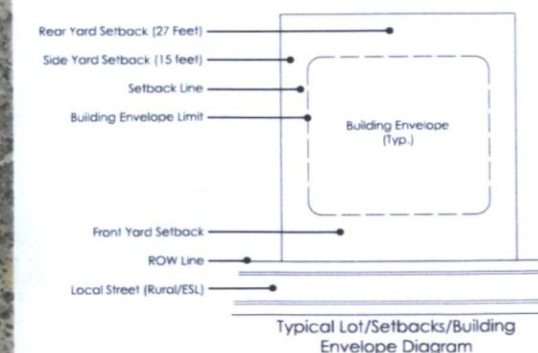
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## SITE PLAN

# MCDOWELL MOUNTAIN MANOR



February 15, 2019

Jesus Murillo  
City of Scottsdale-Senior Planner  
7447 East Indian School Road  
Scottsdale, AZ 85251

RE: 18-ZN-2018  
McDowell Mountain Manor

Dear Mr. Murillo:

The following are our responses to the 2<sup>nd</sup> Review comments received in a letter dated January 21, 2019.

**General Plan, Zoning Ordinance, and Scottsdale Revise Code Significant Issues**

**THE FOLLOWING GENERAL PLAN COMMENTS 1-6 ARE WORD FOR WORD THE SAME AS THE COMMENTS WE RECEIVED IN THE 1<sup>ST</sup> REVIEW COMMENTS. WE ADDRESSED THESE ISSUES IN OUR SECOND REVIEW. THERE IS NO INDICATION OF A REVIEW OF OUR RESPONSES AND CORRECTIONS AND IF STAFF IS IN AGREEMENT OR IF THERE ARE STILL ISSUES TO DISCUSS. A COPY OF OUR LETTER WITH THE RESPONSES TO THE FIRST REVIEW COMMENTS IS ATTACHED.**

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

**2001 General Plan / Dynamite Foothills Character Area Analysis:**

1. Please respond to the 2001 General Plan Open Space and Recreation Element, Goal #1. Please expand on the discussion of what this proposal is providing in terms of buffering between the subject property, adjacent neighbors and planned roadways. Please discuss the method of application in providing these open spaces. Consider the provisions of both Buffered Roadway in the response. Please address bullets 1, 9, 20, 22 and 23.
  - a. Case 1-GP-2004, identified Scenic Roadway Designations as part of the 2001 General Plan. Ranch Gate Road is classified as a Buffered Roadway, provides setback widths in the range of 40 to 50 feet in dimension in accordance with ESLO NAOS priorities, the placement of NAOS, and zoning setbacks. However, adjacent setbacks surrounding the subject site are greater than amended side yard setbacks (15 feet) provided with lots 1 and 7. With a resubmittal, please provide a Buffered Roadway graphic, outlining those areas proposed as being dedicated as a Scenic Corridor, as proposed along 128<sup>th</sup> Street and the above policy for Ranch Gate Road shown from the back of the ultimate street improvement.

For reference, see the following link:

<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=26962>

**18-ZN-2018  
02/15/2019**



2. This application includes a request for amended development standards. Please state what the proposal is providing to justify the amended development standards. For example, the application requests amended development standards to accommodate sensitive areas; specifically, Page 6 of the narrative refers to the Guiding Principle to Preserve Meaningful Open Space and speaks to the amount of NAOS that is proposed. However, this NAOS is proposed as on lot rather than tract NAOS. Tract NAOS provides greater assurances that the open space will be retained and preserved. Therefore, in consideration to the request for amended development standards, please consider replacing on lot NAOS with Tract NAOS so that the open space provided by this development proposal will be protected permanently.

Upon resubmittal please update the graphics provided with the 1st submittal narrative as noted below:

- a. To ensure the protection of significant environmental features - i.e. boulder outcroppings, significant landforms, etc., please provide additional detail that identifies these environmental features on the conceptual site plan that also identifies planned roadways, drainage corridors, and any other planned improvements.
  - b. Please graphically depict, if any, individual lot or site walls associated with the proposed subdivision. If there are to be such improvements, please respond in the project narrative as to the consideration made in locating the wall and further, how the goal of preserving Natural Area Open Space (NAOS) will be maintained. Please consider the guidelines of the Dynamite Foothills Character Area Implementation Plan, Page 29.
3. The Dynamite Foothills Character Area Plan was developed considering the context of the plan's boundary relative to its location in Scottsdale (particularly its proximity to the McDowell Sonoran Preserve), and the vision to maintain the Rural Desert Character of this area. Please describe in greater detail how the rezoning density proposed is consistent with Rural Desert Character expected by the Dynamite Foothills Character Area Plan. Consider the requested zoning district category as compared to established zoning districts that surround the subject property – recognizing the following:
- Sereno Canyon was developed with a Resort/Tourism Land Use Designation which along with the approved entitlements brought forward by 1-ZN-2005#2, 10-GP-2001, and 16-ZN-2011 accommodated a specialty resort as part of the approved site plan that exhibited methods of clustered development within the site, along with the resort villas, casitas, and main resort areas which based on the approved lot layout, buffered and transitioned from the resort community to the surrounding single family neighborhood – in all total, netting 1.1 dwelling units per acre.
  - Cavalliere Ranch, now Storyrock, approved by 13-ZN-2014 was developed under the Planned Community District which is designed and intended to enable and encourage the development of large tracts of land through master-planning– in all total, netting 1 dwelling unit per acre.
  - Please remark on how the requested rezoning improves upon the goals and approaches set forth by the 2001 General Plan, Dynamite Foothills Character Area Plan and the previously approved preliminary plat 11-PP-2008#2, which envisioned a just over a third (13) of the proposed lots but provided a similar amount of Natural Area Open Space (NAOS).



4. The Dynamite Foothills Character Area Plan remarks on the strategy to preserve the existing rural desert character by encouraging and allowing development densities that would be permitted under current zoning and General Plan designations - which is 1 unit per acre or less per the General Plan Rural Neighborhoods designation and 1 unit per roughly 3 acres per the subject site's current zoning designation (R1-130 ESL). With a resubmittal, please respond to how the requested rezoning better implements the aforementioned strategy - moreover, the Dynamite Foothills Character Area. The Dynamite Foothills Character Area Plan speaks to minimizing environmental impacts created by development. The Dynamite Foothills Character Area Plan identifies areas, within the Dynamite Foothills Character Area, that may require density adjustments. The proposed project area is not identified by the Dynamite Foothills Character Area Plan as such an area (DFCAP, Goal 1, Strategy 1, page 2 and 13).
5. Please review the Dynamite Foothills Character Area Plan's Implementation Program for identified areas of constraints and design guidelines. Update the provided narrative to address how the proposed project will adhere to this implementation program (DFCA Implementation Program, page 2).
6. Please respond to the Dynamite Foothills Character Area Plan's Implementation Program Design and Performance Guidelines 1 and related bullets addressing Location Standards and Sensitivity to Setting. As needed, revise the provided narrative to address how the proposed project is consistent with the Guidelines. Specifically, please address the location of construction envelopes on slopes exceeding 15% and also how the project will minimize any needed cut and fill on slopes of 10% or steeper. Therefore, please provide cuts and fills exhibit and update the conceptual site plan to show conceptual, but strategic, building envelopes that respond to how the proposed development will protect this sensitive terrain.
7. With a resubmittal, please provide an updated Citizen Involvement Report.

**THE UPDATED CITIZENS INVOLVEMENT REPORT HAS BEEN PROVIDED ELECTRONICALLY VIA EMAIL AND A HARD COPY IS INCLUDED IN THIS RESUBMITTAL**

Zoning:

8. The zoning ordinance requires the dedication of Natural Area Open Space (NAOS) in high priority areas, as per the ESL ordinance (specifically the area between lots 31/33 and 32 – see paragraph 20 below).

**SEE OUR RESPONSE TO ITEM 20**

9. Please provide NAOS data table (Ordinance Section 6.1060.A). NAOS data table must include required NAOS, provided NAOS, undisturbed NAOS square-footage and percentage, and undisturbed NAOS square footage and percentage.

**THIS COMMENT IS IDENTICAL TO ITEM 10 OF THE FIRST REVIEW LETTER. AS A RESULT OF THAT FIRST REVIEW COMMENT, THIS DATA WAS PLACED ON THE NAOS EXHIBIT AND INCLUDED WITH THE SECOND SUBMITTAL. PLEASE ADVISE IF THERE ARE FURTHER CORRECTIONS REQUESTED.**



Site Design:

10. The ESL ordinance limits the maximum revegetated NAOS area to thirty (30%) percent of the required NAOS area (Ordinance Sec. 1060.D.2). Please update the Conceptual Landscape Plan, and NAOS Plan, to provide the approximate square-footage and percentage of disturbed and revegetated NAOS. Please include the area within the building envelope that will have walls adjacent to NAOS (5-foot Reveg Area).

**THE CONCEPTUAL LANDSCAPE PLAN HAS BEEN UPDATED**

Fire:

11. Please update the project site plan, and associated case materials, to provide hydrant spacing as per Ordinance (Fire Ordinance 4283, 507.5.1.2).

**THIS LEVEL OF DETAIL IS TYPICALLY RESERVED FOR THE PRELIMINARY PLAT. WE REQUEST THAT THIS BE ADDRESSED BY STIPULATION TO BE INCLUDED WITH THE PRELIMINARY PLAT APPLICATION.**

12. Please update the project site plan, and associated case materials, to provide divided entrances, and drive thru by pass lanes, to be a minimum of twenty-foot-wide (20-ft) (DSPM Section 2-1.303(2)).

**THIS LEVEL OF DETAIL IS TYPICALLY RESERVED FOR THE PRELIMINARY PLAT. WE REQUEST THAT THIS BE ADDRESSED BY STIPULATION TO BE INCLUDED WITH THE PRELIMINARY PLAT APPLICATION.**

Drainage:

13. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the project case drainage report to address the following:
  - a. The preliminary grading and drainage plan have been submitted for the first time (G&D). The provided G&D plan is missing proposed contours for roadway infrastructure and flow diversion wall. All proposed basin contours shall be tied to existing surface contours. Call out and depict lateral erosion setback limits. If building envelope is located within lateral erosion setback limits, erosion mitigation shall be provided with subdivision construction. See all comments on preliminary G&D plan.
  - b. Submit CD with all digital H&H files. Update HEC-RAS bank stations to reflect true bank location, expand section geometry to archive flow containment.

**A COMMENT TRACKING LOG HAS BEEN PREPARED BY THE ENGINEER AND IS INCLUDED WITH THE REVISED DRAINAGE REPORTS**

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14. Owner may be required to contribute to the expansion of the existing booster pump station ((BPS-145) and existing sewer lift station (SLS-52)), If, at the time of approval of the Final Plat, there is no water capacity according to 2010-168-COS-A1, or sewer capacity according to 2010-169-COS-A1. The expansion shall be via a Water/Sewer In-Leu Payment Agreement (Scottsdale City Code Section 49-225).

Archaeology:

15. The letter written by Brent Kober of Northland Research, Inc. refers to Northland Technical Report No. 17-69 and indicates that the original survey was completed in 2007. However, our



records are based on Northland Technical Report No. 07-69, which indicate that the original survey was conducted by Northland Research, Inc. in 2001 (Marshall 2001). Because the original survey and report is more than five years old, please provide an archaeology survey and report that is prepared by a qualified archaeologist, in conformance with Scottsdale Revised Code, Chapter 46, Article VI. – Protection of Archaeological Resources.

**THERE WAS A TYPO IN THE LETTER BY BRENT KOBER. THE REPORT REFERENCE SHOULD BE IS 07-69. THE LETTER HAS BEEN REVISED. THE REVISED LETTER THE SHPO SURVEY REPORT SUMMARY PREPARED BY NORTHLAND IN OCTOBER OF 2018 ALONG WITH THE APPLICATION FOR A CERTIFICATE OF NO EFFECT ARE INCLUDED IN THIS RESUBMITTAL. THESE ITEMS WERE ALSO EMAIL TO STEVE VENKER ON 1/29/19.**

#### **Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### **Site Design:**

16. Please provide a building envelope exhibit that clearly identifies the proposed setbacks for all proposed lots.

**THE BUILDING ENVELOPE EXHIBIT HAS BEEN UPDATED AND INCLUDED WITH THIS SUBMITTAL.**

17. Please provide a proposed wall location exhibit with the resubmittal. Please update the project site plan to identify the location of all site walls on the site plan (DSPM Section 2-2.405).

**WALL LOCATIONS HAVE BEEN INCLUDED ON THE SITE PLAN EXHIBIT**

#### **Circulation:**

18. Please update the project site plan, and associated case materials, to provide a minimum 6-foot-wide sidewalk along the site's E. Ranch Gate Road frontage, to be separated from the street by a minimum of four (4) feet (Scottsdale Revised Code 47-36 - Street Improvements; 2008 Transportation Master Plan Chapter 7, Section 8; and DSPM 5-3.100; DSPM 5-8.3.00).

**THIS LEVEL OF DETAIL IS TYPICALLY RESERVED FOR THE PRELIMINARY PLAT. WE REQUEST THAT THIS BE ADDRESSED BY STIPULATION TO BE INCLUDED WITH THE PRELIMINARY PLAT APPLICATION.**

19. The owner will likely be required to dedicate a one-foot-wide Vehicular Non-Access Easement along the site's E. Ranch Gate Road and N. 128<sup>th</sup> Street frontages; except at the approved site entrance on E. Ranch Gate Road.



### Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

#### Site Design

20. Please consider eliminating lot "32" and incorporating the wash, located between lot "32" and the proposed cul-de-sac providing access to this lot, into the proposed tract "D." The drainage plan identifies 173 cfs running through this wash.

**THIS DRIVEWAY CROSSING IS NOT PROHIBITED BY CODE. THIS ISSUE CAN BE LOOKED INTO IN GREATER DETAIL IN THE PRELIMINARY PLAT APPLICATION AND ADJUSTED IF NECESSARY, AT THAT POINT.**

If you have any questions, please contact me at (602) 330-5252 or email me at [DGULINO@LDSERVICES.NET](mailto:DGULINO@LDSERVICES.NET)

Thank you,

David Gulino  
Land Development Services, LLC



February 15, 2019

Jesus Murillo  
City of Scottsdale-Senior Planner  
7447 East Indian School Road  
Scottsdale, AZ 85251

RE: 18-ZN-2018  
McDowell Mountain Manor

Dear Mr. Murillo:

The following are our responses to the 2<sup>nd</sup> Review comments received in a letter dated January 21, 2019.

**General Plan, Zoning Ordinance, and Scottsdale Revise Code Significant Issues**

**THE FOLLOWING GENERAL PLAN COMMENTS 1-6 ARE WORD FOR WORD THE SAME AS THE COMMENTS WE RECEIVED IN THE 1<sup>ST</sup> REVIEW COMMENTS. WE ADDRESSED THESE ISSUES IN OUR SECOND REVIEW. THERE IS NO INDICATION OF A REVIEW OF OUR RESPONSES AND CORRECTIONS AND IF STAFF IS IN AGREEMENT OR IF THERE ARE STILL ISSUES TO DISCUSS. A COPY OF OUR LETTER WITH THE RESPONSES TO THE FIRST REVIEW COMMENTS IS ATTACHED.**

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

**2001 General Plan / Dynamite Foothills Character Area Analysis:**

1. Please respond to the 2001 General Plan Open Space and Recreation Element, Goal #1. Please expand on the discussion of what this proposal is providing in terms of buffering between the subject property, adjacent neighbors and planned roadways. Please discuss the method of application in providing these open spaces. Consider the provisions of both Buffered Roadway in the response. Please address bullets 1, 9, 20, 22 and 23.
  - a. Case 1-GP-2004, identified Scenic Roadway Designations as part of the 2001 General Plan. Ranch Gate Road is classified as a Buffered Roadway, provides setback widths in the range of 40 to 50 feet in dimension in accordance with ESLO NAOS priorities, the placement of NAOS, and zoning setbacks. However, adjacent setbacks surrounding the subject site are greater than amended side yard setbacks (15 feet) provided with lots 1 and 7. With a resubmittal, please provide a Buffered Roadway graphic, outlining those areas proposed as being dedicated as a Scenic Corridor, as proposed along 128<sup>th</sup> Street and the above policy for Ranch Gate Road shown from the back of the ultimate street improvement.

For reference, see the following link:

<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=26962>

**18-ZN-2018  
02/15/2019**



2. This application includes a request for amended development standards. Please state what the proposal is providing to justify the amended development standards. For example, the application requests amended development standards to accommodate sensitive areas; specifically, Page 6 of the narrative refers to the Guiding Principle to Preserve Meaningful Open Space and speaks to the amount of NAOS that is proposed. However, this NAOS is proposed as on lot rather than tract NAOS. Tract NAOS provides greater assurances that the open space will be retained and preserved. Therefore, in consideration to the request for amended development standards, please consider replacing on lot NAOS with Tract NAOS so that the open space provided by this development proposal will be protected permanently.

Upon resubmittal please update the graphics provided with the 1st submittal narrative as noted below:

- a. To ensure the protection of significant environmental features - i.e. boulder outcroppings, significant landforms, etc., please provide additional detail that identifies these environmental features on the conceptual site plan that also identifies planned roadways, drainage corridors, and any other planned improvements.
  - b. Please graphically depict, if any, individual lot or site walls associated with the proposed subdivision. If there are to be such improvements, please respond in the project narrative as to the consideration made in locating the wall and further, how the goal of preserving Natural Area Open Space (NAOS) will be maintained. Please consider the guidelines of the Dynamite Foothills Character Area Implementation Plan, Page 29.
3. The Dynamite Foothills Character Area Plan was developed considering the context of the plan's boundary relative to its location in Scottsdale (particularly its proximity to the McDowell Sonoran Preserve), and the vision to maintain the Rural Desert Character of this area. Please describe in greater detail how the rezoning density proposed is consistent with Rural Desert Character expected by the Dynamite Foothills Character Area Plan. Consider the requested zoning district category as compared to established zoning districts that surround the subject property – recognizing the following:
- Sereno Canyon was developed with a Resort/Tourism Land Use Designation which along with the approved entitlements brought forward by 1-ZN-2005#2, 10-GP-2001, and 16-ZN-2011 accommodated a specialty resort as part of the approved site plan that exhibited methods of clustered development within the site, along with the resort villas, casitas, and main resort areas which based on the approved lot layout, buffered and transitioned from the resort community to the surrounding single family neighborhood – in all total, netting 1.1 dwelling units per acre.
  - Cavalliere Ranch, now Storyrock, approved by 13-ZN-2014 was developed under the Planned Community District which is designed and intended to enable and encourage the development of large tracts of land through master-planning– in all total, netting 1 dwelling unit per acre.
  - Please remark on how the requested rezoning improves upon the goals and approaches set forth by the 2001 General Plan, Dynamite Foothills Character Area Plan and the previously approved preliminary plat 11-PP-2008#2, which envisioned a just over a third (13) of the proposed lots but provided a similar amount of Natural Area Open Space (NAOS).



4. The Dynamite Foothills Character Area Plan remarks on the strategy to preserve the existing rural desert character by encouraging and allowing development densities that would be permitted under current zoning and General Plan designations - which is 1 unit per acre or less per the General Plan Rural Neighborhoods designation and 1 unit per roughly 3 acres per the subject site's current zoning designation (R1-130 ESL). With a resubmittal, please respond to how the requested rezoning better implements the aforementioned strategy - moreover, the Dynamite Foothills Character Area. The Dynamite Foothills Character Area Plan speaks to minimizing environmental impacts created by development. The Dynamite Foothills Character Area Plan identifies areas, within the Dynamite Foothills Character Area, that may require density adjustments. The proposed project area is not identified by the Dynamite Foothills Character Area Plan as such an area (DFCAP, Goal 1, Strategy 1, page 2 and 13).
5. Please review the Dynamite Foothills Character Area Plan's Implementation Program for identified areas of constraints and design guidelines. Update the provided narrative to address how the proposed project will adhere to this implementation program (DFCA Implementation Program, page 2).
6. Please respond to the Dynamite Foothills Character Area Plan's Implementation Program Design and Performance Guidelines 1 and related bullets addressing Location Standards and Sensitivity to Setting. As needed, revise the provided narrative to address how the proposed project is consistent with the Guidelines. Specifically, please address the location of construction envelopes on slopes exceeding 15% and also how the project will minimize any needed cut and fill on slopes of 10% or steeper. Therefore, please provide cuts and fills exhibit and update the conceptual site plan to show conceptual, but strategic, building envelopes that respond to how the proposed development will protect this sensitive terrain.
7. With a resubmittal, please provide an updated Citizen Involvement Report.

**THE UPDATED CITIZENS INVOLVEMENT REPORT HAS BEEN PROVIDED ELECTRONICALLY VIA EMAIL AND A HARD COPY IS INCLUDED IN THIS RESUBMITTAL**

Zoning:

8. The zoning ordinance requires the dedication of Natural Area Open Space (NAOS) in high priority areas, as per the ESL ordinance (specifically the area between lots 31/33 and 32 - see paragraph 20 below).

**SEE OUR RESPONSE TO ITEM 20**

9. Please provide NAOS data table (Ordinance Section 6.1060.A). NAOS data table must include required NAOS, provided NAOS, undisturbed NAOS square-footage and percentage, and undisturbed NAOS square footage and percentage.

**THIS COMMENT IS IDENTICAL TO ITEM 10 OF THE FIRST REVIEW LETTER. AS A RESULT OF THAT FIRST REVIEW COMMENT, THIS DATA WAS PLACED ON THE NAOS EXHIBIT AND INCLUDED WITH THE SECOND SUBMITTAL. PLEASE ADVISE IF THERE ARE FURTHER CORRECTIONS REQUESTED.**



Site Design:

10. The ESL ordinance limits the maximum revegetated NAOS area to thirty (30%) percent of the required NAOS area (Ordinance Sec. 1060.D.2). Please update the Conceptual Landscape Plan, and NAOS Plan, to provide the approximate square-footage and percentage of disturbed and revegetated NAOS. Please include the area within the building envelope that will have walls adjacent to NAOS (5-foot Reveg Area).

**THE CONCEPTUAL LANDSCAPE PLAN HAS BEEN UPDATED**

Fire:

11. Please update the project site plan, and associated case materials, to provide hydrant spacing as per Ordinance (Fire Ordinance 4283, 507.5.1.2).

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12. Please update the project site plan, and associated case materials, to provide divided entrances, and drive thru by pass lanes, to be a minimum of twenty-foot-wide (20-ft) (DSPM Section 2-1.303(2)).

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